

# Permitted Uses Comparison

Multi-Family Districts							
	Residential Uses						
	New	Cur	New	Cur	New	Cur	Cur
Household Living	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Single-Family Dwelling	P	P	P	P	P	P	P
Attached Dwelling	P L2	L	P L2	P	P L2	P	P
Two-Family Dwelling	P	P	P	P	P	P	P
Three-Family Dwelling	P	P	P	P	P	P	P
Four-Family	P	N/A	P	N/A	P	N/A	N/A
Multi-Family Dwelling	--	L	P	P	P	P	P
Live/Work Unit	--	--	--	L	--	L	L
Congregate Housing	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Student Dwelling	L9	--	L9	--	L9	P	P
Convent and Monastery	P	P	P	P	P	P	P
Fraternity or Sorority House	--	--	P	--	P	C	P
Dormitory	--	--	P	--	P	C	P
Rooming House	--	--	--	--	L11	--	L
Medical Assistance	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Shared Housing for the Elderly	L12	L	L12	L	L12	L	L
Patient Family Home	--		P		P		
Assisted Living	C	C	C	C	P	P	P
Care or Continuing Care Services Residential Care Facility	--	N/A	--	N/A	--	N/A	N/A
Developmental Disability Dwelling	P	P	P	P	P	P	P
Nursing Home	C	C	C	C	P	P	P

Social Service	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Special Assistance Shelter	--	--	--	--	C	--	C
Transitional Supportive Housing	--	--	P	P	P	P	P
Permanent Supportive Housing	--	--	C	P	C	P	P
Halfway house; Reentry center; Community residential center	--	--	--	--	--	--	--
Limitations Index							
Limitation Number	Use	New			Current		
L2	Attached Dwelling [formerly Single-family Attached and Rowhouse]	Use standards in place regarding: uses, ownership, division of parcels, site density, minimum setback, frontage, minimum open space, signs, streets, separate lots not required, covenants, & sites divided by a zoning line.			L15 Attached single-family dwellings and Rowhouse single-family dwellings of four or more units require conditional use approval.		
L14	Loft Dwellings	N/A			Limited to City Council Live/Work districts; must follow additional regulations in 1419-23 "Loft Dwelling Units."		
L9	Student Dwelling	Use standards in place regarding off-street parking, outdoor furniture, fire and safety codes			N/A		
L11	Rooming house	Rooming houses must be licensed pursuant to Chapter 855 of the Municipal Code. Each rooming unit within a rooming house may be occupied by only 1 person if the unit is less than 100 square feet in floor area, and by no more than 2 persons if larger than 100 square feet in floor area. The minimum rental is 7 days. In RM-H, PX, NX, CX, CG, and IX: maximum 5 rooming units per building.			L2: Only rooming houses licensed pursuant to Chapter 855 Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See 1421-43.		
L12	Shared Housing for the Elderly	In SF-4, SF-2, RM-L, RM-M, RM-H: the minimum living area for every resident is 250 square feet.			L1: The minimum lot area for every resident is 500 square feet and the minimum living area for every resident is 250 square feet.		

Commercial/Services							
	New	Cur	New	Cur	New	Cur	Cur
Retail Commercial	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Convenience store without fuel sales	--	--	--	--	L10	--	--
Food market	--	--	L17	L	L18	L	L
Office, general	--	--	--	--	L28	--	L
Retail sales	--	--	--	--	L32	--	--
Services	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Business services	--	--	--	--	L38	--	L
Funeral and	--	--	--	--	L43	--	L
Personal instructional services	--	--	--	--	L47	--	L
Personal services	--	--	--	--	L50	--	L
Other	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Day Care center	--	See Accessory Uses	C	See Accessory Uses	C	See Accessory Uses	See Accessory Uses
Bed and breakfast	L57	C	L57	C	L57	C	P

Limitations Index			
Limitation Number	Use	New	Current
L10	Convenience store without fuel sales	In <b>RM-H and PX</b> : The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher.	N/A
L17 and L18	Food Market	In <b>RM-M</b> : The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and must be located in a structure with at least 50 dwelling units, and have no more than 1,200 sq. ft. of gross floor area. In <b>RM-H &amp; RX</b> : the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front a street classified as an arterial or greater. In <b>any district</b> : any convenience market or commissary within 2,700 ft of a casino site, in addition to any standards established above for a food market: shall be located at least 100 ft from the boundary of any residential district. If the convenience market or commissary occupies a multiple use building, this distance is measured from any space leased or occupied by the convenience market or commissary, and must occupy less than 3,000 sq. ft. or the maximum square footage in the applicable zoning district.	<b>L7</b> : Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires conditional use approval. <b>L16</b> : Permitted on the ground floor in multi-family buildings with a minimum of 50 dwelling units, occupying 1,200 sq. ft. or less of gross floor area and having a separate exterior entrance. Structures with less than 50 dwelling units require conditional use approval. Food markets occupying more than 1,200 sq. ft. of gross floor area require conditional use approval.
L28	Office, general	In <b>RM-H and RX</b> : The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher.	<b>L6</b> : permitted only on arterial streets. <b>L7</b> : permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

L32	Retail Sales	<b>RM-H, RX:</b> the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher. In any district where permitted, any of the following uses that are located within 2,700 feet of a casino site including: Jewelry, gold, and precious metals stores, video stores, gifts and novelties stores, tobacco stores, and liquor and package stores, must be located at least 100 feet from the boundary of any residential district, and at least 50 feet from any residential use in a DD district.	N/A
L38	Business Services	<b>RM-H, RX:</b> the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher.	<b>L6:</b> permitted only on arterial streets. <b>L7:</b> permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.
L43	Funeral and internment services	<b>RM-H, RX:</b> the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher.	<b>L6:</b> permitted only on arterial streets.
L47	Personal instructional services	<b>RM-H, RX:</b> the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher.	<b>L6:</b> permitted only on arterial streets. <b>L7:</b> permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

L49	Personal services	Any massage establishment as defined in CMC 897-1-M-1, and that is located within 2,700 feet of a casino site, shall: maintain hours of operation no earlier than 8:00 am or later than 10:00 pm, not provide food or beverages for sale to customers or the general public, and be located at least 300 feet from a residential district boundary. These requirements do not apply to the list found under L49.	
L50	Personal services	<b>RM-H, RX:</b> The use must be within or attached to a multi-tenant building and cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft. whichever is greater. The use must meet all standards in L49. <b>In RM-H:</b> the lot must front on a street classified as an arterial or higher.	<b>L6:</b> permitted only on arterial streets. <b>L7:</b> permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.
L57	Bed and breakfast	No more than 5 rooms for rent are permitted. In residential districts, the building must maintain a residential character on the exterior; a current business license must be obtained and posted in compliance with Chapter 855 of the municipal code. Meals and rental of bedrooms are limited to registered guests. Separate or additional kitchens for guests are prohibited.	No more than 3 rooms for rent may be allowed in a bed and breakfast home and no more than 5 rooms for rent in a bed and breakfast inn. In residential districts, the building must maintain a residential character on the exterior; a current business license must be obtained and posted in compliance with Chapter 855 of the municipal code. Meals and rental of bedrooms are limited to registered guests. Separate or additional kitchens for guests are prohibited.

	Recreation, Education, Public						
	New	Cur	New	Cur	New	Cur	Cur
<b>Medical/Health</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
Medical office or clinic	--	--	--	--	L1	--	L
<b>Education</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
Community Learning Center	L4	N/A	L4	N/A	L4	N/A	N/A
School, public or private	P	P	P	P	P	P	P
<b>Government</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
Community service facility	C	C	C	C	C	C	P
Public safety facility	C	C	C	C	P	P	P
<b>Civic</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
Clubs and lodges	L8	L	L8	L	L8	L	L
Cultural institution	C	C	C	C	P	C	P
Meeting facility < or = to 5,000 sf	P	--	P	--	P	--	--
Park, recreation field	P	P	P	P	P	P	P
Recreational facility, indoor or small-scale	--	--	--	--	L11	--	L
Religious assembly	P	P	P	P	P	P	P

Limitations Index			
Limitation Number	Use	New	Current
L1	Medical Office Clinic	<b>RM-H, RX:</b> the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher.	<b>L6:</b> permitted only on arterial streets. <b>L7:</b> permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.
L4	Community Learning Center	A community learning center (CLC) may only be established in connection with a lawfully established and active public school use. A CLC may consist of one or more principal uses located on one or more lots that are adjacent or that have lot lines that are separated only by a street. A CLC may consist of one or more of the following uses: Any use permitted in the underlying zoning district; Any use determined by the Director to be customary and incidental to a community learning center; If not permitted in the underlying zoning district, the following conditional uses upon approval by the Zoning Hearing Examiner: Social assistance, welfare, and charitable services; personal instructional services; day care center; community service facility; cultural institution; meeting facility > 5,000 sf; park, recreation field; recreational facility; indoor or small-size; community garden. Each use comprising a CLC must serve as an integrated component of the CLC.	N/A
L8	Clubs and Lodges	The gross floor area of the use cannot exceed 3,000 sq. ft.	<b>L5:</b> Not to exceed 3,000 sq. ft. in gross floor area.
L11	Recreational facility, indoor or small-scale	<b>RM-H, RX:</b> the use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and the floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 sq. ft., whichever is greater. In <b>RM-H</b> , the lot must front on a street classified as an arterial or higher. <b>Any district where permitted:</b> Any bingo parlor or pool room located within 2,700 ft. of a casino site must be located at least 300 ft. from a residential district.	<b>L6:</b> permitted only on arterial streets. <b>L7:</b> permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.



Agriculture							
	New	Cur	New	Cur	New	Cur	Cur
All	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Community garden	L3	P	L3	P	L3	P	P
Limitations Index							
Code Comparisons	Use	New			Current		
L3	Community garden	<p>A community garden cannot be used between the hours of 10:00 pm and 7:00 am. Number of structures: 2 max. Structure height: 15 feet max. Size: 800 square feet max for all structures (other than fences or walls). Setbacks for all structures except fences: rear and side lot lines (interior side for corner lots) - 3 feet min, rear lot line - 25 feet max, front lot line/corner street side - 10 feet minimum. Fencing height: along front or side street lot line (residential district): 4 feet max, along side or rear Lot Line (other districts) - 6 feet max. Deer fencing may be up to 10 feet with written approval from all surrounding property owners. Fence Opacity: along front or side street lot line (residential districts): 50% max. Along side or rear lot line (other districts): 100%. Fences and walls cannot include electrified, barbed, or razor wire. Tools and supplies must be stored indoors or removed from the property daily. Bulk supplies and water tanks must be stored outside of front and side setbacks. Pesticides and fertilizers must be stored in a locked storage structure and must comply with any other applicable requirements for hazardous materials.</p>			<p>Must follow additional regulations in 1419-41 "Community Gardens."</p>		

Transportation, Communications, Infrastructure							
	New	Cur	New	Cur	New	Cur	Cur
Parking/ Transportation	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Parking facility	--	--	C	C	C	C	C
Railroad right-of-way	P	P	P	P	P	P	P
Communications	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Wireless communication tower > 20 ft tall	C3	C	C3	C	C3	C	C
Wireless communication tower < or = to 20 ft tall	P	C	P	C	P	C	C
Wireless communications antenna > 20 ft tall	C	C	C	C	C	C	C
Wireless communications antenna < or = to 20 ft tall	P	P	P	P	P	P	P
Utilities	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Public utility distribution system	C	C	C	C	C	C	C
Limitations Index							
Limitation Number	Use	New			Current		
C3	Wireless Communication tower	Conditional approval required that considers the public interest, minimum site area, wireless communication network plan, permitted attachments, required setbacks, design compatibility, screening requirements, landscaping, obsolete facility, outdoor storage, lighting, certification, tower height, limitations on authority to deny.			Must follow additional regulations in 1419-33 "Wireless Communications Facilities."		

Limitation Number	Accessory Uses						
	New	Cur	New	Cur	New	Cur	Cur
	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
Any accessory use not listed below	L1	L	L1	L	L1	L	L
Amateur radio & satellite antennas	L2	--	L2	--	L2	--	--
Commercial Service	--	--	L7	P	L7	P	P
Commercial Vehicle Parking	L8	L	L8	L	L8	L	L
Day Care center	L12	L	L12	L	L12	L	L
Day care home, adult	C	C	C	C	C	P	P
Day care home, Type A (7-12 children)	C	C	C	C	C	L	L
Day care home, Type B (1-6 children)	L14	L	L14	L	L14	L	L
Drive box	L15	L	L15	L	L15	L	L
Exterior lighting	L19	P	L19	P	L19	P	P
Fences and walls	L20	P	L20	P	L20	P	P
Home occupation	L21	P	L21	P	L21	P	P
Home office	--	--	--	--	--	--	--
Office	P	--	P	--	P	--	--
Portable storage container	L27	P	L27	P	L27	P	P
Storage, refuse	L28	P	L28	P	L28	P	P
Religious accessory housing (convent, monastery, parsonage, etc.)	P	P	P	--	P	--	--
Rooming unit	L30	L	L30	L	L30	L	L
Vending machines	L34	--	L34	--	L34	--	--

Limitations Index			
Limitation Number	Use	New	Current
L1	Any accessory use not listed below	Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval (see Chapter 1751).	Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval.
L2	Amateur radio & satellite antennas	Amateur radio antennas must comply with the following: only allowed in rear yard; 15 ft. above the district height limit, provided that additional height may be authorized with a conditional use approval (see Chapter 1751); highly reflective surfaces are not permitted. Parabolic antennas less than 2 feet in diameter may be installed in any district. An antenna greater than 2 ft. in diameter must comply with the following: located in a rear yard a minimum distance from all property lines equivalent to two times the height of the antenna (the distance is determined from the base support of the antenna to the nearest point on a property line); 12 ft. maximum height.	N/A
L7	Commercial Service	For multi-family buildings with 100+ dwelling units, use standards in place regarding: floor area, commissaries, interior access, loading, and displays & signs. For multi-family buildings with 200+ dwelling units, use standards in place regarding: floor area, location, and displays & signs.	Must follow additional regulations of 1419-35 "Commercial Services for Multi-Family Developments" and 1419-37 "Commercial Services for Multi-Family Buildings."

L8	<b>Commercial Vehicle Parking</b>	One commercial vehicle completely enclosed in a garage may be parked or stored on the lot except: a) an unlimited number of commercial vehicles conveying the necessary tools, materials, and equipment that are used on the premises during the actual time of parking; b) one commercial vehicle with a current license owned by a resident of the residential property on which it is stored or parked, up to 2 tons in capacity, may be enclosed or located outside of an enclosed structure; c) Recreational vehicles, watercraft, and personal trailers may be parked on the lot beyond the front yard.	<b>L11:</b> One commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the following exceptions: a) an unlimited number of commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking; b) one commercial vehicle with a current license owned by a resident of the residential property on which it is stored or parked, not to exceed two tons in capacity; c) Recreational vehicles, watercraft, and personal trailers may be parked on the lot beyond the front yard.
L12	<b>Day care center</b>	Any district where permitted: outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 ft. in height. RM-: Must be accessory to a permitted principal recreation, education, or public use in the district.	
L14	<b>Day Care Home Type B, 1-6 Children</b>	Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.	See residential uses.
L15	<b>Drive box</b>	RM-: Must be accessory to a permitted principal recreation, education, or public use in the district; at least 100 feet from any property used for residential purposes.	<b>L12:</b> Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.
L19	<b>Exterior lighting</b>	Must follow additional regulations found in 1711-4 "Site Lighting."	Must follow additional regulations in 1421-39 "Exterior Lighting."
L20	<b>Fences and walls</b>	Use standards in place regarding: maximum height, entry gateways, driveway visibility, electrical fences & razor wire, and decks & railings.	Must follow additional regulations in 1421-33 "Fences and Walls."

L21	Home occupation	Use standards in place regarding: purpose, uses, location, number, employees, area, sales, display/storage, and building appearance.	Must follow additional regulations in 1419-17 "Home Occupations."
L27	Portable storage container	Portable storage containers must be located on a paved surface and be set back a minimum of 10 feet from the front lot line. The maximum size for a portable storage container is 8 feet by 16 feet with a maximum height of 8 feet 6 inches. Portable storage containers are permitted for a total of 30 days within a calendar year. Two portable storage containers may be placed on a lot at the same time.	Must follow additional regulations in 1419-24 "Portable Storage Containers."
L28	Storage, refuse	Use standards in place regarding: access, enclosure, location, enclosure materials, height, landscaping, maintenance, and hours of operation.	Must follow additional regulations in 1421-35 "Refuse Storage Areas."
L30	Rooming unit	No more than two rooming units may be rented or leased in a single-family dwelling or individual dwelling unit.	<b>L10:</b> No more than two rooming units may be rented or leased in any dwelling.

L34	Vending Machines	<p><b>SF and RMs</b>, vending machines may not be located outside any building used for residential purposes in a residential district.</p> <p><b>Any district where permitted:</b> Outdoor vending machines shall be accessory only to schools, golf courses, athletic facilities, parks and retail uses. When located at schools, golf courses, athletic facilities and parks, outdoor vending machines shall be enclosed or screened with an opaque fence or landscaping. For retail uses, outdoor vending machines are allowed only for: single occupant buildings with more than 4,000 square feet of gross floor area. Individual tenants in a multi-tenant building that have at least 30 lineal feet of storefront. Vending machines must be maintained in good operating condition and be free from rust and adornments such as graffiti, stickers, and posters. Vending machines may not be located: within any required setback, landscaping or bufferyard; So as to obstruct or interfere with pedestrian travel; Within 5 feet from a crosswalk, window, building entrance, fire hydrant or other emergency facility; With more than three machines at any location; Closer than 100 feet to another group of vending machines; Within the public right-of-way.</p>	N/A
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